

**MINUTES OF MEETING HELD
BY STATE TRAFFIC COMMISSION**

OCTOBER 21, 2008

Present: Deputy Commissioner Thomas Davoren
Department of Public Safety

Deputy Commissioner William Ramirez
Department of Motor Vehicles

Deputy Commissioner Albert A. Martin
Department of Transportation

The meeting was called to order in Conference Room A of the Department of Transportation, 2800 Berlin Turnpike, Newington, Connecticut, at 10:00 a.m. on Tuesday, October 21, 2008.

Ms. Cabelus, Executive Director of the State Traffic Commission, stated that anyone wishing to speak at today's meeting is to have signed in on the sign-in sheet as you entered the room. She added that any information presented at today's meeting will be retained in the State Traffic Commission (STC) Office in accordance with the Freedom of Information Act.

1. Ms. Cabelus stated that the first order of business is to approve the minutes of the September 16, 2008 meeting of the STC.

Upon motion of Deputy Commissioner Davoren, seconded by Deputy Commissioner Ramirez, it was voted to adopt the minutes of the following meeting:

September 16, 2008

* * * * *

2. Ms. Cabelus recommended approval of the following regulatory items, with the exception of Stratford (STC# 138-0806-01) on Page 4, as it was previously approved and, therefore, removed from the agenda. These items had no unresolved issues, and the Local Traffic Authorities (LTA) were all in agreement with the recommendations.

Upon motion of Deputy Commissioner Davoren, seconded by Deputy Commissioner Ramirez, it was voted to approve the following Traffic Investigation Reports, copies of which are on file in the Office of the Commission.

Bridgeport - STC# 015-0806-01

Approve a "Handicapped Parking" zone on the north side of Rt. 130 (Connecticut Ave.) starting at a point 25 feet east of the east curb line of Union Ave. and extending easterly a distance of 20 feet.

Hamden - STC# 061-0711-02

That multi-way Stop control be installed at the intersection of SR 453 (Mount Carmel Ave.) at New Rd. at this time.

Hamden - STC# 061-0804-03

Grant the Town of Hamden permission to revise the existing traffic control signal with an exclusive pedestrian phase and countdown pedestrian signals to remove existing programmed flash operation at the intersection of Rt. 10 (Whitney Ave.) at Sherman Ave. #1 and Private Driveway.

Hebron - STC# 066-0804-01

1. Rescind all previously approved parking regulations on the east and west sides of Rt. 85 (Church St.) beginning at a point 20 feet south of CL&P Pole No. 147 extending northerly to a point 115 feet south of CL&P Pole No. 154, a distance of approximately 750 feet.
2. Approve a "No Parking Any Time" zone on the east and west sides of Rt. 85 (Church St.) beginning at a point 20 feet south of CL&P Pole No. 147 extending northerly to a point 115 feet south of CL&P Pole No. 154, a distance of approximately 750 feet.

Killingly - STC# 068-0809-01

1. Rescind Item No. 2 of Traffic Investigation Report No. 068-9205-03 which approved lane-use control at the intersection of Rt. 6 and Rt. 12 (Main St.).
2. Approve the establishment of lane-use control at the intersection of Rt. 6 and Rt. 12 (Main St.) as follows:

Rt. 6 WB: A right-turn lane
 Two through lanes

Rt. 6 EB: Two through lanes
 Two left-turn lanes

Rt. 12 (Main St.) SB: Two right-turn lanes
 A left-turn lane
3. Approve the installation of a "No Turn On Red" sign on the Rt. 6 WB approach to Rt. 12 (Main St.).

Mansfield - STC# 077-0805-01

1. Grant permission to the Town of Mansfield to establish speed limits for both directions of travel on the following roadways:

Street Name	From	Dir.	To	Length (Miles)	Speed Limit
Beacon Hill Drive	Mansfield City Rd	E	Mansfield City Rd	0.616	25
Chatham Drive	Browns Road	N	End of Town Maint.	0.360	25
Hawthorne Lane	Bassetts Bridge Rd	N	End of Town Maint.	0.140	25
Homestead Drive	Rockridge Road	N	End of Town Maint.	0.380	25
Hunters Run	Mansfield City Rd	S	End of Town Maint.	0.170	25
Jonathan Lane	Mansfield City Rd	E	Mansfield City Rd	0.677	25
Kaya Lane	Bassetts Bridge Rd	N	End of Town Maint.	0.380	25
Lodi Drive	Maple Road	E	End of Town Maint.	0.220	25
Max Felix Drive	Maple Road	W	End of Town Maint.	0.263	25
Old Schoolhouse Rd.	South Eagleville Rd	N	End of Town Maint.	0.140	25
Plains Road	Route 32	S	Unimprvd Sec. at Bridge	0.220	25
Quail Run	Browns Road	S	End of Town Maint.	0.190	25
Scotttron Drive	Fern Road	E	Sheffield Drive	0.148	25
Sheffield Drive	End of Town Maint.	N	End of Town Maint.	0.190	25
Windswept Lane	East Road	N	End of Town Maint.	0.193	25

2. That speed limits not be established on the following roadways due to insufficient length:

Street Name	From	Dir.	To	Length (Miles)	Speed Limit
Blake Lane	Jonathan Lane	E	End of Town Maint.	0.074	
Highland Road West	Woods Road	W	Unimproved section	0.062	
Jackson Lane	South Bedlam Road	W	End of Town Maint.	0.080	

Mansfield - STC# 077-0809-01

That a flashing beacon not be installed at the intersection of Rt. 275 (South Eagleville Rd.), Separatist Rd. and Sycamore Dr.

New Haven - STC# 092-0804-01

1. Grant the City of New Haven permission to revise the existing traffic control signal to include updated equipment, new span layout, addition of exclusive pedestrian phase with countdown pedestrian signal, pre-emption phasing and a revision to the minimum and maximum timings at the intersection of U.S. Rt. 1 (Water St.) at Brewery St. and School driveway.
2. Rescind Item #2 of Traffic Investigation Report No. 092-9411-12 which approved a "No Turn on Red" sign on EB U.S. Rt. 1 (Water St.) at the intersection of Brewery St.
3. Rescind Item #3 of Traffic Investigation Report No. 092-9411-12 which approved a "No Turn on Red" sign on Brewery St. approach to U.S. Rt. 1 (Water St.).
4. Approve the following lane-use control at the intersection of U.S. Rt. 1 (Water St.) and Brewery St. and School Driveway:

NB U.S. Rt. 1: A right-turn lane
A combination through/left-turn lane

New London - STC# 094-0808-01

Rescind Item No. 2 of Traffic Investigation Report No. 094-9906-01 which established a "Handicapped Parking" zone on the west side of SR 639 (Colman St.) beginning at a point 10 feet south of CL&P Pole No. 93 and extending northerly to a point 40 feet north of CL&P Pole No. 93, a distance of approximately 50 feet.

Norwalk - STC# 102-0201-03

Grant permission to the City of Norwalk to revise the existing traffic control signal located on Rt. 136 (Van Zant St.) at Fire House to include updated equipment, optical pre-emption equipment and revised timings.

Norwalk - STC# 102-0201-04

Grant permission to the City of Norwalk to revise the existing traffic control signal on Rt. 136 (Van Zant St.) at the intersection of Osborne Ave. to include an exclusive pedestrian phase, optical pre-emption equipment, updated equipment and revised timings.

Old Saybrook - STC# 105-0807-01

That a crosswalk not be installed on Rt. 154 (Main St.) approximately 200 feet south of Rt. 1 and No. Main St.

Putnam - STC# 115-0808-01

1. Approve a revision to the existing traffic control signal at the intersection of Rt. 44 (Providence Pike) and the Putnam Parkade driveway to include the CVS driveway.
2. Rescind Item No. 2 of Traffic Investigation Report No. 115-9210-01, which approved lane-use control at the intersection of Rt. 44 (Providence Pike) and the Putnam Parkade driveway.
3. Approve the establishment of lane-use control at the intersection of Rt. 44 (Providence Pike), the Putnam Parkade driveway and the CVS driveway as follows:

Rt. 44 EB: A combination through/right-turn lane
A left-turn lane

Rt. 44 WB: A right-turn lane
A through lane
A left-turn lane

Sharon - STC# 125-0810-01

1. Rescind all current speed limits on River Road.
2. Grant permission to the Town of Sharon to establish a speed limit of 25 mph for both directions of travel on River Rd. from Rt. 7/4 (Cornwall Bridge Rd.) southerly to Dawn Hill Rd., a distance of 1.52 miles.
3. Grant permission to the Town of Sharon to establish a speed limit of 20 mph for both directions of travel on Dawn Hill Rd. from River Rd. southerly to the end of town maintenance, a distance of 0.51 miles.

Stratford - STC# 138-0806-01 -REMOVED PRIOR TO MEETING. ALREADY APPROVED.

Approve a revision to the existing traffic control signal at the intersection of Rt. 110 at Wilcoxson Ave. to include an actuated pedestrian phase.

Stratford - STC# 138-0808-01

That an advance left-turn signal phase not be installed on the NB approach to the signalized intersection of Rt. 110 (Main St.) at Rt. 15 SB on/off ramps and drive to Atria Assisted Living Facility/Stratford Inn at this time.

Torrington - STC# 143-0806-01

Grant permission to the City of Torrington to establish a 25 mph speed limit for both directions of travel on Pine St. from No. Elm St. (Rt. 4) northerly to Millard St., a distance of 0.18 miles.

Trumbull - STC# 144-0808-01

Approve a "No Parking Any Time" zone on both sides of Rt. 111 (Main St.) from the north curb line of Whitney Ave. northerly to the south curb line of Gisella Rd., a distance of 1,100 feet.

Trumbull - STC# 144-0808-02

Approve a revision to the existing traffic control signal at the intersection of Rt. 25 SB Exit Ramp at Old Town Rd. and Seltsam Ave. to add programmed flash operation.

Wallingford - STC# 148-0806-01

1. Rescind all current speed limits on N. Elm St. and Christian St.
2. Grant the Town of Wallingford permission to establish a speed limit of 25 mph for both directions of travel on N. Elm St. from Rt. 150 (Center St.) northerly to North St., a distance of 0.83 miles.
3. Grant the Town of Wallingford permission to establish a speed limit of 30 mph for both directions of travel on N. Elm St. from North St. northerly to Grieb Rd., a distance of 0.98 miles.
4. Grant the Town of Wallingford permission to establish a speed limit of 25 mph for both directions of travel on Christian St. from Rt. 5 (N. Colony St.) easterly to East Main St., a distance of 1.25 miles.

West Hartford - STC# 155-0807-01

Grant permission to the Town of West Hartford to establish a 30 mph speed limit for both directions of travel on Pilgrim Rd. from Mohawk Dr. southerly to Albany Ave. (Rt. 44), a distance of 0.48 miles.

* * * * *

3. **MAJOR TRAFFIC GENERATORS**

a. Meriden - STC# 079-0807-04

Mr. Gregory R. Palmer presented the staff report on the Application for Certificate filed for the Medical Office Building.

Upon motion of Deputy Commissioner Davoren, seconded by Deputy Commissioner Ramirez, it was voted that the State Traffic Commission (STC) issue a certificate to Pomeroy Enterprises, LLC, c/o Barbara Cohn, Esq., for the 27,000-square-foot expansion of 61 Pomeroy Avenue and to allow the establishment of a land-use change for a Medical Office Building, for a total 55,000-square-foot gross floor area medical office development with 289 parking spaces, located on the west side of Pomeroy Avenue easterly of Interstate 91 and just south of East Main Street #1 in the City of Meriden, stating that the operation thereof will not imperil the safety of the public based on the following conditions.

The conditions are based on and referenced to the following plans, prepared by Purcell Associates entitled:

- A. "Grading Plan Medical Office Building (Health Care Services)," dated July 10, 2008.
 - B. "Plan Sheet," Sheet No. 1 of 1, dated June 2007 and last revised September 8, 2008.
1. That the site driveway on Pomeroy Avenue be constructed in substantial conformance with the referenced plans.
 2. That Pomeroy Avenue be widened in substantial conformance with the referenced plans.
 3. That all work on roadways that are owned and maintained by the City of Meriden be performed in conformance with the standards and specifications of the city.
 4. That intersection sight distances be provided and maintained from the site driveway on Pomeroy Avenue as shown on the referenced plans.
 5. That signs and pavement markings on Pomeroy Avenue be installed and maintained in substantial conformance with the referenced plans, and in accordance with the "Manual on Uniform Traffic Control Devices," latest edition.
 6. That prior to the issuance of a Certificate, a bond be posted and maintained with the City of Meriden to cover the costs of the work required on Pomeroy Avenue.
 7. That the traffic signal timings be revised on East Main Street at the I-91 and Route 15 ramps, Bee Street and Pomeroy Avenue. The developer will be responsible for all costs associated with the signal revision. Upon acceptance, the City of Meriden shall continue to own, maintain and pay for the electricity needed to operate the signal.
 8. That any timing changes to the traffic signals on East Main Street be incorporated into the City of Meriden's existing closed loop signal system. System timing plans shall be submitted by the developer to the City of Meriden for approval and implementation.

a. Meriden - STC# 079-0807-04 - Contd.

9. That prior to the issuance of a Certificate, a copy of Traffic Investigation Report No. 079-0807-04 be recorded on the municipal land records in accordance with the established procedure. A copy of the Certificate shall be recorded on the land records upon issuance.
10. That the STC reserves the right to require additional improvements or changes, as deemed necessary, due to the development's traffic in the future. The cost of any additional improvements or changes shall be borne by the owner of the development.

* * * * *

b. Norwalk - STC# 102-0805-01

Mr. David A. Fairlie presented the staff report on the Application for Certificate filed for the expansion of Avalon Norwalk/Norwalk Mall.

Deputy Commissioner Martin questioned whether there was sufficient parking for the OTB, and Mr. Fairlie responded in the affirmative.

Upon motion of Deputy Commissioner Davoren, seconded by Deputy Commissioner Ramirez, it was voted that the State Traffic Commission (STC) issue a certificate to AvalonBay Communities, Inc. and Ritz Realty Corporation for Avalon Norwalk - Norwalk Mall, a 472,200-square-foot gross floor area mixed use development with 682 parking spaces, located on Route 1 (Cross Street) at Belden Avenue in the City of Norwalk, stating that the operation thereof will not imperil the safety of the public based on the following conditions.

The conditions set forth are based on and refer to the applicant's plans prepared by Milone & McBroom, entitled:

- A. "Overall Site Plan - Proposed Layout Avalon Norwalk," Sheet 1 of 1, dated April 30, 2008 and last revised October 14, 2008.
 - B. "Site Plan - Sign Legend Avalon Norwalk," Sheet 6 of 6, dated April 30, 2008 and last revised September 29, 2008.
1. That the site driveways on Route 1 (Cross Street), Belden Avenue, and Burnell Boulevard be constructed in substantial conformance with the referenced plans.
 2. That Route 1 (Cross Street) be widened in substantial conformance with the referenced plans.
 3. That roadway and traffic signal improvements associated with an encroachment permit for Avalon - Autozone 30 Belden Avenue/50 Cross Street located on the northwest corner of the Route 1 at Belden Avenue and Byington Place be completed prior to the opening of the Avalon Norwalk-Norwalk Mall. These improvements include widening to provide a Route 1 six-lane cross-section south of Byington Place, a Route 1 five-lane cross-section north of Byington Place, and traffic signal revisions at the Route 1 intersections with Belden Avenue at Byington Place and the Route 7 northbound ramps.
 4. That the radius on the northeast corner at the intersection of Route 1 and Belden Avenue be revised in substantial conformance with the referenced plans.

b. Norwalk - STC# 102-0805-01 - Contd.

5. That all roadway and drainage improvements within the State highway right-of-way be subject to review by the Department of Transportation and all their requirements, including those pertaining to maintenance and protection of traffic, be satisfied prior to the issuance of a permit for work within the highway right-of-way.
6. That a chain link fence be provided and maintained along the development's frontage adjacent to the Norwalk River and Metro North Railroad in accordance with the Department's fencing policy.
7. That the guide rail affected by improvements noted in Condition No. 2 be revised in a manner satisfactory to the Department of Transportation's District 3 Office. The revisions may include, but are not limited to, the replacement and relocation of the guide rail to conform with current Department design standards, regrading, and installation of appropriate end treatments.
8. That Route 1 be overlaid within the limits of the widening. The extent of the overlay is to be determined by the Department of Transportation's District 3 Office.
9. That all conflicting pavement markings in the area of roadway work be eradicated to the satisfaction of the Department of Transportation.
10. That intersection sight distances be provided and maintained from the site driveways on Route 1 (Cross Street), Belden Avenue and Burnell Boulevard as shown on the referenced plans.
11. That all work on roadways that are owned and maintained by the City of Norwalk be performed in conformance with the standards and specifications of the City.
12. That the traffic signal be revised on Route 1 at Belden Avenue and Byington Place.
13. That signs and pavement markings on Route 1, Belden Avenue and Burnell Boulevard be installed in substantial conformance with the referenced plans and in accordance with the "Manual on Uniform Traffic Control Devices," latest edition.
14. That signs and pavement markings on the site driveways be installed and maintained in substantial conformance with the referenced plan, and in accordance with the "Manual on Uniform Traffic Control Devices," latest edition.
15. That all pavement markings installed on State roads be of epoxy material, or of a material as directed by the Department of Transportation.
16. That all utility relocations in the State highway right-of-way be at no cost to the State and in accordance with "A Policy on the Accommodations of Utilities on Highway Rights-of-Way."
17. That an easement be granted along the site frontage, for highway purposes, to the State, at no cost, as indicated on the referenced plans prior to the issuance of an encroachment permit. Right of Way File No. 102-000-313.

b. Norwalk - STC# 102-0805-01 - Contd.

18. That an encroachment permit be obtained from the Department of Transportation's District 3 Office prior to any work within the State highway right-of-way. The permit forms must include the applicable detailed construction plans.
19. That prior to the issuance of a Certificate, a bond be posted and maintained in the amount of \$500,000 to cover the cost of satisfying the conditions of Traffic Investigation Report No. 102-0805-01. Upon submission of the final design plans, the dollar amount of this bond may be adjusted either upward or downward during the encroachment permit review process.
20. That prior to the issuance of a Certificate, a copy of Traffic Investigation Report No. 102-0805-01 be recorded on the municipal land records in accordance with the established procedure. A copy of the Certificate shall be recorded on the land records upon issuance.
21. That the STC reserves the right to require additional improvements or changes, as deemed necessary, due to the development's traffic in the future. The cost of any additional improvements or changes shall be borne by the owner of the development.

* * * * *

c. Waterford - STC# 152-0805-01

Mr. Yiu Kevin Ng presented the staff report on the Application for Certificate filed for the expansion of Crystal Mall (Longhorn Steakhouse).

Upon motion of Deputy Commissioner Davoren, seconded by Deputy Commissioner Ramirez, it was voted that the State Traffic Commission (STC) issue a certificate to Simon Property Group for the 5,570-square-foot Longhorn Steakhouse expansion to the Crystal Mall, for a total 817,033-square-foot gross floor area retail development with 3,974 parking spaces, located on Route 85 in the Town of Waterford, stating that the operation thereof will not imperil the safety of the public based on the following conditions.

The conditions are based on and referenced to the plan prepared by BL Companies entitled: "Overall Site Plan, Longhorn Steakhouse, 850 Hartford Turnpike, Waterford, CT," Sheet No. OP-1 dated April 23, 2008.

1. That all conditions of Certificate No. 280 and Certificate No. 280-A remain in effect.
2. That prior to the issuance of a Certificate, a copy of Traffic Investigation Report No. 152-0805-01 be recorded on the municipal land records in accordance with the established procedure. A copy of the Certificate shall be recorded on the land records upon issuance.
3. That the STC reserves the right to require additional improvements or changes, as deemed necessary, due to the development's traffic in the future. The cost of any additional improvements or changes shall be borne by the owner of the development.

* * * * *

d. Plainville/Southington - STC# 171-0807-01

Mr. Patrick I. Onwuazor presented the staff report on the Application for Certificate filed for the expansion of Strawberry Fields (Strawberry Fields II).

Deputy Commissioner Davoren asked for clarification on the site plan as to the location of the expansion and the type of use being requested, and Mr. Onwuazor clarified this for him.

Upon motion of Deputy Commissioner Davoren, seconded by Deputy Commissioner Ramirez, it was voted that the State Traffic Commission (STC) issue a certificate to The Carpenter Realty Co., The S. Carpenter Construction Co., Richard & Nancy Sewell, Cardinal Real Estate, LLC, AC Properties, LLC and Uyemura International Corporation for the 81,287-square-foot expansion of Strawberry Fields, for a total 581,287-square-foot gross floor area industrial park with 670 parking spaces, located on the west sides of Route 177 and State Route 532, respectively, in the Towns of Plainville and Southington, stating that the operation thereof will not imperil the safety of the public based on the following conditions.

These conditions are based and referenced to a plan prepared by F. A. Hesketh & Associates, Inc., entitled:

"Master Plan-prepared for-The Carpenter Companies-Town Line Road-Plainville/Southington, Connecticut," dated June 27, 2008 and last revised September 24, 2008.

1. That all conditions of Certificate No. 1017 (Traffic Investigation Report Nos. 109-8912-01, 109-9802-01 and 109-0104-01) remain in effect.
2. That no site drives be allowed on State Route 532 (Birch Street).
3. That intersectional sight distances from the site drives onto Town Line Road be provided and maintained in accordance with the standards of the Towns of Plainville and Southington.
4. That prior to the issuance of a Certificate, a copy of Traffic Investigation Report No. 171-0807-01 be recorded on the municipal land records in accordance with the established procedure. A copy of the Certificate shall be recorded on the land records upon issuance.
5. That the STC reserves the right to require additional improvements or changes, as deemed necessary, due to the development's traffic in the future. The cost of any additional improvements or changes shall be borne by the owner of the development.

* * * * *

e. Bristol - STC# 017-0808-01

This item was removed from the agenda prior to the meeting.

* * * * *

f. Manchester/South Windsor - STC# 171-0806-01

Mrs. Jennifer G. Babowicz presented the staff report on the Application for Certificate filed for the Church of the Living God.

Upon motion of Deputy Commissioner Davoren, seconded by Deputy Commissioner Ramirez, it was voted that the State Traffic Commission (STC) issue a certificate to Church of the Living God, for a 64,766-square-foot gross floor area church and one single-family house with 494 parking spaces, located on Route 30 in the Towns of Manchester and South Windsor, stating that the operation thereof will not imperil the safety of the public based on the following conditions.

This recommendation is referenced to the plan prepared by Design Professionals entitled and dated as follows:

"Topographic Plan, Dependent Resurvey Prepared for Church of the Living God, 199 Deming Street, South Windsor/Manchester, Connecticut," Sheet 4 of 6, dated January 10, 2008 and last revised October 9, 2008.

1. That the site driveways on Route 30 and Avery Street be located and reflect the geometry as shown on the referenced plans.
2. That intersection sight distances be provided and maintained from the site driveway on Route 30 as shown on the referenced plans.
3. That intersection sight distances be provided and maintained from the driveway to the single-family house located on Avery Street in accordance with Town of Manchester standards.
4. That prior to the issuance of a Certificate, a copy of Traffic Investigation Report No. 171-0806-01 be recorded on the municipal land records in accordance with the established procedure. A copy of the Certificate shall be recorded on the land records upon issuance.
5. That the STC reserves the right to require additional improvements or changes, as deemed necessary, due to the development's traffic in the future. The cost of any additional improvements or changes shall be borne by the owner of the development.

* * * * *

g. Cromwell - STC# 033-0807-01

Mr. Alex Mermelstein presented the staff report on the Application for Certificate filed for the expansion of Covenant/Children's Village of Cromwell.

Upon motion of Deputy Commissioner Davoren, seconded by Deputy Commissioner Ramirez, it was voted that the State Traffic Commission (STC) issue a certificate to Covenant Home, Inc. and The Children's Home of Cromwell, for the 81,000-square-foot expansion of Covenant Village of Cromwell, for a total 495,335-square-foot gross floor area residential development with 596 parking spaces, located on 52 Missionary Road in the Town of Cromwell, stating that the operation thereof will not imperil the safety of the public based on the following conditions.

This recommendation is referenced to the plans entitled and dated as follows:

g. Cromwell - STC# 033-0807-01 - Contd.

- A. "STC MAP, Covenant Village of Cromwell, 52 Missionary Road, Cromwell, Connecticut," prepared by Milone and MacBroom, dated June 12, 2008.
- B. "Master Plan, Covenant Village of Cromwell, Missionary Road, Cromwell, Connecticut," prepared by Milone and MacBroom, Sheet No. MP, dated February 4, 2008.

This recommendation is referenced to the following conditions:

1. That all conditions of Certificate No. 1441 (Traffic Investigation Report No. 129-0605-01) remain in effect.
2. That all driveways located on the town roads meet Town of Cromwell Standards.
3. That prior to the issuance of a Certificate, a copy of Traffic Investigation Report No. 033-0807-01 be recorded on the municipal land records in accordance with the established procedure. A copy of the Certificate shall be recorded on the land records upon issuance.
4. That the STC reserves the right to require additional improvements or changes, as deemed necessary, due to the development's traffic in the future. The cost of any additional improvements or changes shall be borne by the owner of the development.

* * * * *

h. Newington - STC# 093-0807-01

Mr. Alex Mermelstein presented the staff report on the Application for Certificate filed for the expansion of Newington Business Park (Family Adult Day Care).

Upon motion of Deputy Commissioner Davoren, seconded by Deputy Commissioner Ramirez, it was voted that the State Traffic Commission (STC) issue a certificate to Rotundo Developers, LLC for the 14,745-square-foot expansion of Newington Business Park to include Family Adult Daycare, for a total 757,782-square-foot gross floor area development, including 615,537 square feet of warehouse space, 95,000 square feet of self-storage space, a 4,000-square-foot repair shop, 25,000 square feet of office space, a 3,500-square-foot bank and a 14,745-square-foot adult daycare with 362 parking spaces, located on Route 173 in the Town of Newington, stating that the operation thereof will not imperil the safety of the public based on the following conditions.

This recommendation is referenced to the plans entitled and dated as follows:

- A. "Overall Site Plan, Newington Business Park Alumni Road," Sheet No. 1, prepared by AN Consulting Engineers, dated April 24, 2008 and last revised August 28, 2008.
- B. "Layout Plan, Improvement Location Map-Proposed, Prepared for Family Adult Daycare, LLC, 395 Willard Avenue, Newington, Connecticut," Sheet No. 3 of 11, prepared by the Bongiovanni Group, Inc., dated March 4, 2008 and last revised May 28, 2008.

h. Newington - STC# 093-0807-01 - Contd.

This recommendation is referenced to the following conditions:

1. That all conditions of Certificate No. 1424-B (Traffic Investigation Report No. 093-0610-01) remain in effect.
2. That the internal site driveways be constructed in substantial conformance with the referenced plans.
3. That prior to the issuance of a Certificate, a copy of Traffic Investigation Report No. 093-0807-01 be recorded on the municipal land records in accordance with the established procedure. A copy of the Certificate shall be recorded on the land records upon issuance.
4. That the STC reserves the right to require additional improvements or changes, as deemed necessary, due to the development's traffic in the future. The cost of any additional improvements or changes shall be borne by the owner of the development.

* * * * *

i. Middletown - STC# 082-0509-01

This item was removed from the agenda prior to the meeting.

* * * * *

j. Old Saybrook - STC# 105-0704-02

Mr. Antony Cieri presented the staff report on the Application for Certificate filed for Max's Place.

Upon motion of Deputy Commissioner Davoren, seconded by Deputy Commissioner Ramirez, it was voted that the State Traffic Commission (STC) issue a certificate to Max's Place, LLC for Max's Place, a 106,855-square-foot gross floor area retail development with 611 parking spaces, located on Route 1 and Route 166 in the Town of Old Saybrook, stating that the operation thereof will not imperil the safety of the public based on the following conditions.

The conditions set forth are based on and refer to the following plans prepared by F.A. Hesketh and Associates, Inc. entitled:

- A. "Pavement Marking Plan, Prepared for Max's Place, Spencer Plain Road & Boston Post Road, Old Saybrook, Connecticut," Sheet Nos. STC-1, STC-2 & STC-3, dated February 6, 2006 and revised October 7, 2008.
 - B. "Master Layout Plan, Prepared for Max's Place, Route 1 and Spencer Plains Road, Old Saybrook, Connecticut," Sheet No. MA-1, dated March 3, 2007 and revised October 13, 2008.
1. Rescind Traffic Investigation Report No. 105-8910-01.
 2. That the site driveways on Route 1 and Route 166 be constructed in substantial conformance with the referenced plans.

j. Old Saybrook - STC# 105-0704-02 - Contd.

3. That signs and pavement markings on the site driveways on Route 1 and Route 166 be installed and maintained in substantial conformance with the referenced plans, and in accordance with the "Manual on Uniform Traffic Control Devices," latest edition.
4. That intersection sight distances be provided and maintained from the site driveway on Route 166 as shown on the referenced plans.
5. That Route 1 and Route 166 be widened in substantial conformance with the referenced plans.
6. That approach grades of the driveways and town roads along Route 1 and Route 166 affected by the roadway widenings noted in Traffic Investigation Report No. 105-0704-02 meet Department of Transportation's standards for intersecting streets or not be increased.
7. That the intersectional sight distances of the driveways and town roads along Route 1 and Route 166 affected by the roadway widening noted in Traffic Investigation Report No. 105-0704-02, meet Department standards for intersecting streets or not be diminished.
8. That any cutting, removal or pruning of trees, shrubbery or vegetation situated partially or wholly within the limits of the State highway right-of-way be in accordance with Department of Transportation Regulations.
9. That an easement be granted, for highway purposes, to the State, at no cost, as indicated on the referenced plans prior to the issuance of an encroachment permit. Right of Way File No. 105-000-151.
10. That the I-95 northbound off ramp to Route 166 be widened in substantial conformance with the referenced plans.
11. That the guide rail affected by improvements noted in Condition Nos. 5 and 10 be revised in a manner satisfactory to the Department of Transportation's (Department) District 2 Office. The revisions may include, but are not limited to, the replacement and relocation of the guide rail to conform with current Department design standards, regrading, and installation of appropriate end treatments.
12. That a traffic signal be installed on Route 166 at the site drive and the drive to Sal's Pizza. Upon completion of the installation of the signal, the Department of Transportation will review the installation and upon acceptance, assume ownership and ordinary maintenance such as cleaning and minor electrical repair. Major component replacement, repair or damage due to accident, vandalism, or nature and replacement due to normal wear shall be the responsibility of the owner of Max's Place. When the maintenance and/or repair costs exceed \$500.00, the Department of Transportation shall perform this work and bill the owner of Max's Place for all the actual costs. The owner of Max's Place will pay for the electricity to operate the signal.
13. That video detection be provided for the drive to Sal's Pizza at the intersection of Route 166 at the site drive which is being signalized, as noted in Condition No. 12.
14. That a traffic signal be installed on Route 1 at Center Road and Chalker Beach Road.

j. Old Saybrook - STC# 105-0704-02 - Contd.

15. That the traffic signal be revised on Route 1 and Route 166.
16. That an easement be granted to the State, at no cost, to place and maintain traffic signal appurtenances on site property at the intersection of Route 166 at the site drive/Sal's Pizza prior to the issuance of an encroachment permit. Right of Way File No. 105-000-151.
17. That all conflicting pavement markings in the area of roadway work be eradicated to the satisfaction of the Department of Transportation.
18. That all pavement markings installed on State roads be of epoxy material, or of a material as directed by the Department of Transportation.
19. That signs and pavement markings on Route 1, Route 166 and the I-95 northbound off ramp to Route 166 be installed in substantial conformance with the referenced plans, and in accordance with the "Manual on Uniform Traffic Control Devices," latest edition.
20. That all roadway and drainage improvements within the State highway right-of-way be subject to review by the Department of Transportation and all their requirements, including those pertaining to maintenance and protection of traffic, be satisfied prior to the issuance of a permit for work within the highway right-of-way.
21. That an easement to drain be secured for the Department of Transportation for the discharge of storm water from a drainage system on Route 1 that enters onto private property located approximately 80-feet east of Center Road on the south side of Route 1 prior to the issuance of a Certificate. Right of Way File No. 105-000-152.
22. That fencing be provided between the development and the Amtrak Railroad property as shown on the referenced plans and in accordance with the Department of Transportation's fencing policy.
23. That all utility relocations in the State highway right-of-way be at no cost to the State and in accordance with "A Policy on the Accommodations of Utilities on Highway Rights-of-Way."
24. That an encroachment permit be obtained from the Department of Transportation's District 2 Office prior to performing any work within the State highway right-of-way. The permit forms must include the applicable detailed construction plans.
25. That future internal connections between the site property and adjacent properties be allowed and not precluded. That no access to the site property from any adjacent properties be established without STC approval.
26. That prior to the issuance of a Certificate, a bond be posted and maintained in the amount of \$2,400,000 to cover the costs of satisfying the conditions of Traffic Investigation Report No. 105-0704-02. Upon submission of the final design plans, the dollar amount of this bond may be adjusted either upward or downward during the encroachment permit review process.

j. Old Saybrook - STC# 105-0704-02 - Contd.

27. That prior to the issuance of a Certificate, a copy of Traffic Investigation Report No. 105-0704-02 be recorded on the municipal land records in accordance with the established procedure. A copy of the Certificate shall be recorded on the land records upon issuance.
28. That the STC reserves the right to require additional improvements or changes, as deemed necessary, due to the development's traffic in the future. The cost of any additional improvements or changes shall be borne by the owner of the development.

* * * * *

k. Monroe - STC# 084-0807-01

Mr. Edwin L. Brown presented the staff report on the Application for Certificate filed for the expansion of Clocktower Square.

Upon motion of Deputy Commissioner Davoren, seconded by Deputy Commissioner Ramirez, it was voted that the State Traffic Commission (STC) issue a certificate to Tartaglia - Salce LLC #1 for the 2,574-square-foot expansion of Clocktower Square, for a total 75,340-square-foot gross floor area mixed use development consisting of 43,848 square feet of general retail, 13,633 square feet of office space, 5,995 square feet of restaurant, a 9,290-square-foot daycare center and a 2,574-square-foot bank with 403 parking spaces, located on the west side of Route 25 (Main Street) in the Town of Monroe, stating that the operation thereof will not imperil the safety of the public based on the following conditions.

This recommendation is referenced to the plan prepared by Spath-Bjorklund Associates, Inc entitled: "Clocktower Square, Layout Plan prepared for Tartaglia/Salce LLC 1, Main Street (CT Route 25) & Stanley Road, Monroe, Connecticut," Sheet 1/1, dated July 21, 2008 and last revised October 8, 2008.

1. That Condition Nos. 2 and 7 of Traffic Investigation Report (TIR) No. 084-8801-02 be rescinded. All of the other conditions of TIR No. 084-8801-02 remain in effect.
2. That the site driveway on Stanley Road be reconstructed in substantial conformance with the referenced plan.
3. That all work on roadways that are owned and maintained by the Town of Monroe be performed in conformance with the standards and specifications of the Town.
4. That the intersection sight distance be provided and maintained from the site driveway on Stanley Road as shown on the referenced plan.
5. That intersection sight distances be maintained from the site driveway on Route 25 as shown on the referenced plan.
6. That signs on Route 25 be installed in substantial conformance with the referenced plan, and in accordance with the "Manual on Uniform Traffic Control Devices," latest edition.
7. That signs and pavement markings on the site drives be installed and maintained in substantial conformance with the referenced plan,

k. Monroe - STC# 084-0807-01 - Contd.

and in accordance with the "Manual on Uniform Traffic Control Devices," latest edition.

8. That an encroachment permit be obtained from the Department of Transportation's District 3 Office prior to performing any work within the State highway right-of-way. The permits forms must include the applicable detailed construction plans.
9. That prior to the issuance of a Certificate, a bond be posted and maintained in the amount of \$10,000.00 to cover the costs of satisfying the conditions of Traffic Investigation Report No. 084-0807-01. Upon submission of the final design plans, the dollar amount of this bond may be adjusted either upward or downward during the encroachment permit review process.
10. That prior to the issuance of a Certificate, a copy of Traffic Investigation Report No. 084-0807-01, together with Certificate No. 832 previously issued May 17, 1988 with Traffic Investigation Report No. 084-8801-02, be recorded on the municipal land records in accordance with the established procedure. A copy of the new Certificate shall be recorded on the land records upon issuance.
11. That the STC reserves the right to require additional improvements or changes, as deemed necessary, due to the development's traffic in the future. The cost of any additional improvements or changes shall be borne by the owner of the development.

* * * * *

l. Trumbull - STC# 144-0805-01

Mr. Edwin L. Brown presented the staff report on the Application for Certificate filed for the expansion of Trefoil Park.

Upon motion of Deputy Commissioner Davoren, seconded by Deputy Commissioner Ramirez, it was voted that the State Traffic Commission (STC) issue a certificate to Sound Trefoil, LLC, 41 Monroe Turnpike, LLC, 43 Monroe Turnpike, LLC, Woodland Hills, LLC, Interlude Realty, LLC and Norwalk-EP, LLC, 310 Ely Avenue, LLC, HD Mosaic Realty, LLC and Papp Equities, LLC for a 176,400-square-foot expansion of Trefoil Park for a bank, a restaurant, condominiums (60 units), an assisted living facility (84 units) and establishment of land use change for a total of 621,578 square feet of mixed-use developments consisting of 186,602 square feet of office space, 107,298 square foot arenas, 99,000 square feet of condominiums (60 units), an 89,856-square-foot commercial warehouse, a 68,400-square-foot assisted living facility (84 units), 33,569 square feet of industrial space, a 27,853-square-foot gymnasium, a 5,000-square-foot restaurant and a 4,000-square-foot bank with a total of 1,225 parking spaces, located on the west side of Route 111 (Monroe Turnpike), along Trefoil Drive and Spring Hill Road in the Town of Trumbull, stating that the operation thereof will not imperil the safety of the public based on the following conditions.

The conditions are referenced to the following plans entitled:

- A. "Proposed Mixed-Use Development Plans, Overall Site Plan STC Application, For Properties Located at 41, 43, 49, & 53 Monroe Turnpike (CT. Route 111) and 19 Trefoil Drive, Trumbull, Connecticut," Sheet 1 of 5, prepared by Pereira Engineering, LLC, dated May 23, 2008 and last revised September 25, 2008.

1. Trumbull - STC# 144-0805-01 - Contd.

- B. "Roadway Improvement Concept Plan, Trefoil Expansion, Mixed-Use Development On Route 111, Trumbull, Connecticut," Sheet RW-01, prepared by Tighe & Bond, dated June 20, 2008 and last revised October 14, 2008.
- C. "Roadway Improvement Concept Plan - Partial Opening, Trefoil Expansion, Mixed-Use Development On Route 111, Trumbull, Connecticut," Sheet RW-02, prepared by Tighe & Bond, dated October, 2008.

1. That all conditions of Certificate No. 599 remain in effect.
2. That the site driveways on Trefoil Drive and Spring Hill Road be located in substantial conformance with the referenced plans, that intersection sight distances be maintained from these site driveways in accordance with town standards, and that signs and pavement markings on these site driveways be in accordance with the "Manual on Uniform Traffic Control Devices," latest edition.
3. That the northern site driveway on Route 111 for the condominiums be constructed in substantial conformance with referenced plan "C."
4. That signs and pavement markings on the northern site driveway be installed and maintained in substantial conformance with referenced plan "C," and in accordance with the "Manual on Uniform Traffic Control Devices," latest edition.
5. That "No Left Turn" signs be installed on Route 111 in substantial conformance with referenced plan "C," and in accordance with the "Manual on Uniform Traffic Control Devices," latest edition.
6. That Condition Nos. 3, 4, 5, 19, 20, 21, 22 and 23 of Traffic Investigation Report No. 144-0805-01 be completed or satisfied prior to the occupancy of up to 30 of the 60 proposed condominium units.
7. That the center and southern site driveways on Route 111 for the restaurant/bank and the assisted living facility be constructed in substantial conformance with referenced plan "B."
8. That Route 111 be widened and raised median islands constructed along Route 111 in substantial conformance with referenced plan "B."
9. That the approach grades of the site driveways along Route 111 affected by the roadway widening noted in Traffic Investigation Report No. 144-0805-01 meet Department of Transportation's standards for intersecting streets or not be increased.
10. That signs and pavement markings on the center and southern site driveway be installed and maintained in substantial conformance with referenced plan "B," and in accordance with the "Manual on Uniform Traffic Control Devices," latest edition.
11. That signs and pavement markings on Route 111 be installed in substantial conformance with the referenced plan "B," and in accordance with the "Manual on Uniform Traffic Control Devices," latest edition.

1. Trumbull - STC# 144-0805-01 - Contd.

12. That Condition Nos. 15, 16, 17 and 18 of Traffic Investigation Report No. 144-0711-03 for Old Mine Plaza (Home Depot) be completed prior to the opening of the development, beyond that allowed in Condition No. 6 of Traffic Investigation Report No. 144-0805-01.
13. That Route 111 be overlaid within the limits of the widening. The extent of the overlay is to be determined by the Department of Transportation's District 3 Office.
14. That illumination be installed on Route 111 at the site driveways. The driveway owners shall be responsible for the cost of electricity to operate the illumination.
15. That the guide rail affected by improvements noted in Condition No. 10 be revised in a manner satisfactory to the Department of Transportation's District 3 Office. The revisions may include, but are not limited to, the replacement and relocation of the guide rail to conform with current Department design standards, regrading, and installation of appropriate end treatments.
16. That all pavement markings installed on State roads be epoxy material, or of a material as directed by the Department of Transportation.
17. That all conflicting pavement markings in the area of roadway work be eradicated to the satisfaction of the Department of Transportation.
18. That all utility relocations in the State highway right-of-way be at no cost to the State and in accordance with "A Policy on the Accommodations of Utilities on Highway Rights-of Way."
19. That all roadway and drainage improvements within the State highway right-of-way be subject to review by the Department of Transportation and all their requirements, including those pertaining to maintenance and protection of traffic, be satisfied prior to the issuance of a permit for work within the highway right-of-way.
20. That an encroachment permit be obtained from the Department of Transportation's District 3 Office prior to performing any work within the State highway right-of-way. The permit forms must include the applicable detailed construction plans.
21. That prior to the issuance of a Certificate, a bond be posted and maintained in the amount of \$800,000.00 to cover the costs of satisfying the conditions of Traffic Investigation Report No. 144-0805-01. Upon submission of the final design plans, the dollar amount of this bond may be adjusted either upward or downward during the encroachment permit review process.
22. That prior to the issuance of a Certificate, a copy of Traffic Investigation Report No. 144-0805-01 be recorded on the municipal land records in accordance with the established procedure. A copy of the Certificate shall be recorded on the land records upon issuance.

1. Trumbull - STC# 144-0805-01 - Contd.

23. That the STC reserves the right to require additional improvements or changes, as deemed necessary, due to the development's traffic in the future. The cost of any additional improvements or changes shall be borne by the owner of the development.

* * * * *

The following two reports were presented, after which a vote was taken approving both recommendations.

m. New Milford - STC# 095-0706-01

Mrs. Gina M. Greenalch presented the staff report on the Application for Certificate filed for New Milford Retail Center.

That the State Traffic Commission (STC) issue a certificate to Danbury Road Developers, LLC and New Milford Main Investment, LLC for the New Milford Retail Center, a 293,260-square-foot gross floor area retail center with 1382 parking spaces, located on Route 7 (Danbury Road) in New Milford, stating that the operation thereof will not imperil the safety of the public based on the following conditions.

The requirements refer to the attached plans prepared by Tighe & Bond entitled and dated as follows:

- A. "New Milford Retail Development, New Milford, March 31, 2006, Overall Site Plan", Sheet CO.2, last revised October 16, 2008.
 - B. "New Milford Retail Center, New Milford, Connecticut, June 20, 2007, Traffic Operations Concept Plan", Sheet SS.01, last revised October 16, 2008.
 - C. "New Milford Plaza, Site Revision Plan, New Milford, CT" dated October 10, 2008, last revised October 16, 2008.
 - D. "New Milford Retail Development, New Milford, March 31, 2006, Route 7 Easement Plan", Sheet C4.6, last revised October 16, 2008.
1. That the north site driveway on Route 7 be constructed in substantial conformance with the referenced plans.
 2. That the Walmart/Stop & Shop driveway on Route 7 opposite the New Milford Retail Center driveway be revised in substantial conformance with the referenced plans.
 3. That the Rite Aid "Right In Only" driveway on Route 7 be revised in substantial conformance with the referenced plans.
 4. That the appropriate turn restriction signs be posted on Route 7 along with the "Do Not Enter" signs at the site's Rite Aid "Right In Only" driveway.
 5. That the site's southern "Right In Right Out Only" driveway be constructed in substantial conformance with the referenced plans.
 6. That a stop bar and stop sign be provided and maintained at the site's southern "Right In Right Out Only" driveway.

m. New Milford - STC# 095-0706-01 - Contd.

7. That the appropriate turn restriction signs be posted on Route 7 and at the site's southern "Right In Right Out Only" driveway.
8. That Route 7 be widened in substantial conformance with the referenced plans.
9. That the approach grades of the driveways along Route 7 affected by the roadway widenings noted in Traffic Investigation Report No. 095-0706-01 meet Department of Transportation's standards for intersecting streets or not be increased.
10. That all roadway and drainage improvements within the State highway right-of-way be subject to review by the Department of Transportation and all their requirements, including those pertaining to maintenance and protection of traffic, be satisfied prior to the issuance of a permit for work within the highway right-of-way.
11. That Route 7 be overlaid within the limits of the widening. The extent of the overlay is to be determined by the Department of Transportation's District 4 Office.
12. That all conflicting pavement markings in the area of roadway work be eradicated to the satisfaction of the Department of Transportation.
13. That any cutting, removal or pruning of trees, shrubbery or vegetation situated partially or wholly within the limits of the State highway right-of-way be in accordance with Department of Transportation Regulations.
14. That the intersectional sight distances be provided and maintained from the north site driveway on Route 7 as shown on the referenced plans.
15. That the intersectional sight distances be provided and maintained from the site's southern driveway on Route 7 as shown on the referenced plans.
16. That the traffic signal be revised on Route 7 at the New Milford Plaza (Walmart/Stop & Shop) and the New Milford Retail Center.
17. That the traffic signal at the intersection of Route 7 at the New Milford Retail Center and the Stop & Shop driveway be designed with video detection for the driveways of the New Milford Plaza and the New Milford Retail Center.
18. That a study of the traffic signal at Route 7 at the site driveway and the New Milford Plaza driveway be conducted 3 months after the opening of the New Milford Retail Center and submitted to the State Traffic Commission indicating any necessary timing adjustments at the traffic signal.
19. That an easement be granted to the State, at no cost, to place and maintain traffic signal appurtenances on the site property at the intersection of Route 7 at the New Milford Retail Center driveway prior to the issuance of an encroachment permit. Right of Way File No. (095-000-201)

m. New Milford - STC# 095-0706-01 - Contd.

20. That an easement to the State be secured, at no cost, to place and maintain traffic signal appurtenances on the New Milford Plaza (Walmart/Stop & Shop) driveway at the intersection of Route 7 and the New Milford Plaza at New Milford Retail Center drives prior to the issuance of a certificate. Right of Way File No. (095-000-200)
21. That prior to the issuance of a certificate, a copy of the executed agreement allowing the owner of the New Milford Retail Center to reconstruct the New Milford Plaza site driveway be submitted to the State Traffic Commission Administrative Office.
22. That an easement be granted along the site frontage, for highway purposes, to the State, at no cost, as indicated on the referenced plans prior to the issuance of an encroachment permit. Right of Way File No. (095-000-202)
23. That an easement to drain in favor of the State be granted for discharge from MH-600 as shown on the referenced plans prior to the issuance of an encroachment permit. (Right of Way File No. 095-000-203)
24. That an easement to drain in favor of the State be granted for the V900 hydrodynamic separator as shown on the referenced plans prior to the issuance of an encroachment permit. The owner of the New Milford Retail Center will be responsible for the maintenance of the V900. (Right of Way File No. 095-000-204)
25. That signs and pavement markings on Route 7 be installed in substantial conformance with the referenced plans, and in accordance with the "Manual on Uniform Traffic Control Devices," latest edition.
26. That signs and pavement markings on the site driveway be installed and maintained in substantial conformance with the referenced plans, and in accordance with the "Manual on Uniform Traffic Control Devices," latest edition.
27. That signs and pavement markings on the New Milford Plaza driveway be installed in substantial conformance with the referenced plans, and in accordance with the "Manual on Uniform Traffic Control Devices," latest edition.
28. That all pavement markings installed on State roads be of epoxy material, or of a material as directed by the Department of Transportation.
29. That all utility relocations in the State highway right-of-way be at no cost to the State and in accordance with "A Policy on the Accommodations of Utilities on Highway Rights -of-Way."
30. That future internal connections between the site property and adjacent properties be allowed and not precluded. That no access to the site property from any adjacent properties be established without STC approval.
31. That an encroachment permit be obtained from the Department of Transportation's District 4 Office prior to performing any work within the State highway right-of-way. The permit forms must include the applicable detailed construction plans.

m. New Milford - STC# 095-0706-01 - Contd.

32. That prior to the issuance of a Certificate, a bond be posted and maintained in the amount of \$1,800,000 to cover the costs of satisfying the conditions of Traffic Investigation Report No. 095-0706-01. Upon submission of the final design plans, the dollar amount of this bond may be adjusted either upward or downward during the encroachment permit review process.
33. That prior to the issuance of a Certificate, a copy of Traffic Investigation Report No. 095-0706-01, along with a copy of Traffic Investigation Report No. 095-0810-01 (New Milford Plaza), be recorded on the municipal land records in accordance with the established procedure. A copy of the Certificate shall be recorded on the land records upon issuance.
34. That the STC reserves the right to require additional improvements or changes, as deemed necessary, due to the development's traffic in the future. The cost of any additional improvements or changes shall be borne by the owner of the development.

* * * * *

n. New Milford - STC# 095-0810-01

Mrs. Gina M. Greenalch presented the staff report on the request to revise the conditions of Certificate No. 67-A filed for New Milford Plaza.

That the conditions of State Traffic Commission (STC) Certificate 67-A (Traffic Investigation Report No. 095-9811-001) approved April 20, 1999 be revised as indicated below.

The requirements refer to the attached plans prepared by Tighe & Bond entitled and dated as follows:

- A. "New Milford Plaza, Site Revision Plan, New Milford, CT" dated October 10, 2008, last revised October 16, 2008.
 - B. "New Milford Retail Development, New Milford, March 31, 2006, Route 7 Easement Plan", Sheet C4.6, last revised October 16, 2008.
1. That the owner of the New Milford Plaza allow the north site driveway to be reconstructed in substantial conformance with the referenced plans and in accordance with Traffic Investigation Report No. 095-0706-01 (New Milford Retail Center).
 2. That the intersectional sight distances be maintained from the site driveway on Route 7 as shown on the referenced plans.
 3. That an easement be granted to the State, at no cost, to place and maintain traffic signal appurtenances on the site property at the intersection of Route 7 at the New Milford Plaza driveway. Right of Way File No. (095-000-200)
 4. That signs and pavement markings be maintained on the site driveway in substantial conformance with the referenced plans and in accordance with the "Manual on Uniform Traffic Control Devices," latest edition.

n. New Milford - STC# 095-0810-01 - Contd.

5. That a copy of Traffic Investigation Report No. 095-0810-01 be recorded on municipal land records in accordance with the established procedure.
6. That the STC reserves the right to require additional improvements or changes, as deemed necessary, due to the development's traffic in the future. The cost of any additional improvements or changes shall be borne by the owner of the development.

Upon motion of Deputy Commissioner Davoren, seconded by Deputy Commissioner Ramirez, it was voted to approve the two above New Milford reports as submitted.

* * * * *

o. New Haven - STC# 092-0803-03

This item was removed from the agenda prior to the meeting.

* * * * *

p. New Haven - STC# 092-0808-01

Ms. Catherine A. Watras presented the staff report on the Application for Certificate filed for the expansion of Air Rights Garage/Yale New Haven Hospital/55 Park Street (Sterling Power Plant).

Upon motion of Deputy Commissioner Davoren, seconded by Deputy Commissioner Ramirez, it was voted that the State Traffic Commission (STC) issue a certificate to Yale University for the 27,610-square-foot Sterling Power Plant expansion, for a total 4,845,834-square-foot gross floor area hospital campus with 5,477 parking spaces, located in the City of New Haven, stating that the operation thereof will not imperil the safety of the public based on the following conditions.

That the conditions set forth are based on and refer to the applicant's plan entitled "Yale New Haven Hospital Area Site Plan," Drawing No. A.1 dated June 19, 2008 and last revised August 26, 2008 and prepared by Tighe & Bond.

1. That the conditions of Certificate Nos. 311, 311-A, and 311-B remain in effect.
2. That prior to the issuance of a Certificate, a copy of Traffic Investigation Report No. 092-0808-01 be recorded on the municipal land records in accordance with the established procedure. A copy of the certificate shall be recorded on the land records upon issuance.
3. That the STC reserves the right to require additional improvements or changes, as deemed necessary, due to the development's traffic in the future. The cost of any additional improvements or changes shall be borne by the owner of the development.

* * * * *

q. Shelton - STC# 126-0805-01

Ms. Catherine A. Watras presented the staff report on the Application for Certificate filed for the expansion of Sports Center of Connecticut (formerly Golf Center of Connecticut).

Upon motion of Deputy Commissioner Davoren, seconded by Deputy Commissioner Ramirez, it was voted that the State Traffic Commission (STC) issue a certificate to Ultimate Family Golf, LLC for the 6,594-square-foot expansion of the Sports Center of Connecticut (formerly Golf Center of Connecticut), for a total 100,909-square-foot gross floor area golf driving range, miniature golf course, batting cages, ice rink, video arcade and meeting rooms with 335 parking spaces, located on Route 110 in the City of Shelton, stating that the operation thereof will not imperil the safety of the public based on the following conditions.

The conditions set forth are based on and refer to the applicant's plans prepared by Barkan & Mess Associates, Inc. and entitled:

- A. "Video Arcade for Sports Center of Connecticut."
 - B. "Roadway Plan, Route 110 (River Road) at Driveway to Sports Center of Connecticut," dated April 23, 2003 and last revised on July 9, 2008.
1. That all conditions of Certificate No. 1580 remain in effect.
 2. That future internal connections between the site property and adjacent properties be allowed and not precluded. That no access to the site property from any adjacent properties be established without STC approval.
 3. That prior to the issuance of a Certificate, a Maintenance agreement be executed between the Sports Center of Connecticut and the Department of Transportation and filed on the municipal land records to establish maintenance responsibilities and frequency of inspections for the proposed parking lot catch basins that discharge to Route 110 and the proposed gullies infiltration system located on the subject site.
 4. That prior to the issuance of a Certificate, a copy of Traffic Investigation Report No. 126-0805-01, together with Certificate No. 1580 previously issued June 16, 2003 with Traffic Investigation Report No. 126-0304-02, be recorded on the municipal land records in accordance with the established procedure. A copy of the Certificate shall be recorded on the land records upon issuance.
 5. That the STC reserves the right to require additional improvements or changes, as deemed necessary, due to the development's traffic in the future. The cost of any additional improvements or changes shall be borne by the owner of the development.

* * * * *

r. North Haven - STC# 100-0802-01

This item was removed from the agenda prior to the meeting.

* * * * *

s. North Haven - STC# 100-0810-01

Mr. Sunny D. Ezete presented the staff report on the request to partially open North Haven Commons #2 without full compliance with the conditions of Certificate No. 1787.

Deputy Commissioner Martin asked for clarification regarding the relocation of the utility pole in the right-turn lane, and questioned the lane arrangements being provided at the time of partial opening. Mr. Ezete used the referenced plans to clarify this for him.

Upon motion of Deputy Commissioner Davoren, seconded by Deputy Commissioner Ramirez, it was voted that the State Traffic Commission (STC) allow the North Haven Commons Development, LP to operate 59,757 square feet within North Haven Commons No. 2 and 598 parking spaces without full compliance with the conditions of STC Certificate No. 1787 based on the following conditions.

The conditions set forth are based on and refer to the applicant's plan entitled "North Haven Commons, North Haven, CT" Sheet No. 1 of 3 dated June 2007 and last revised October 16, 2008.

1. That Condition Nos. 1, 7, 8, 9, 12, 13, 14, 15, 20, 21 and 22 of Traffic Investigation Report No. 100-0706-01 be completed or satisfied prior to the opening of 59,757 square feet within North Haven Commons No. 2.
2. That the raised island on Universal Drive and the Common Access Roadway shown on the referenced plan be constructed prior to opening of 59,757 square feet within North Haven Commons No. 2.
3. That all other conditions of Traffic Investigation Report No. 100-0706-01 be completed or satisfied by November 26, 2008.
4. That this approval shall not become effective until a copy of Traffic Investigation Report No. 100-0810-01 has been recorded on the municipal land records in accordance with the established procedure.
5. That the STC reserves the right to require additional improvement or changes, as deemed necessary, due to the development's traffic in the future. The cost of any additional improvement or changes shall be borne by the owner of the development.

* * * * *

t. Wallingford - STC# 148-0808-01

Mr. Sunny D. Ezete presented the staff report on the Application for Certificate filed for the establishment of a land use change for Wallingford Retail Development (IHOP Restaurant).

Upon motion of Deputy Commissioner Davoren, seconded by Deputy Commissioner Ramirez, it was voted that the State Traffic Commission (STC) issue a certificate to L&L Wallingford II, LLC, for the establishment of a land use change at Retail Development for a total 124,889-square-foot gross floor area retail, restaurant and gas station with 590 parking spaces, located on Route 5 in the Town of Wallingford, stating that the operation thereof will not imperil the safety of the public based on the following conditions.

t. Wallingford - STC# 148-0808-01 - Contd.

The conditions set forth are based on and refer to the applicant's plans entitled:

- A. "Overall Site Plan," Sheet No. SP-0, Modification to Approved B.J'S Outparcel, 1040 North Colony Road (Rte 5), Wallingford, New Haven County, Connecticut, dated July 18, 2008 and last revised September 24, 2008 and prepared by BL Companies.
 - B. "Site Plan," Sheet No. SP-1, Modification to Approved B.J'S Outparcel, 1040 North Colony Road (Rte 5), Wallingford, New Haven County, Connecticut, dated July 18, 2008 and last revised September 24, 2008 and prepared by BL Companies.
- 1. That the conditions of Certificate No. 1687 remain in effect.
 - 2. That prior to the issuance of a Certificate, a copy of Traffic Investigation Report No. 148-0808-01 be recorded on the municipal land records in accordance with the established procedure. A copy of the Certificate shall be recorded on the land records upon issuance.
 - 3. That the STC reserves the right to require additional improvements or changes, as deemed necessary, due to the development's traffic in the future. The cost of any additional improvements or changes shall be borne by the owner of the development.

* * * * *

4. PARKWAY PERMIT:

That a parkway permit be issued to Nestle Waters NA to operate a 2007 International 4700 truck on Route 15 (Merritt Parkway) northbound between Exits 27 and 28.

Ms. Cabelus stated that the purpose of the permit is to deliver water to the Greenwich Welcome Center. This permit will expire on October 20, 2010.

Upon motion of Deputy Commissioner Davoren, seconded by Deputy Commissioner Ramirez, it was voted to approve the issuance of the permit.

* * * * *

There being no further business before the Commission, Ms. Cabelus recommended that the meeting be adjourned.

Upon motion of Deputy Commissioner Davoren, seconded by Deputy Commissioner Ramirez, it was voted to adjourn at 11:00 a.m.

* * * * *

Robert Ward
Secretary of Commission
Commissioner of Motor Vehicles

Newington, Connecticut
October 21, 2008
Minutes Compiled By:
Robbin L. Cabelus
Executive Director